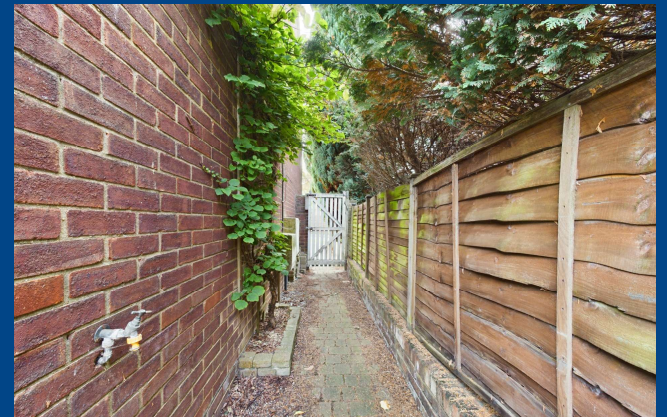
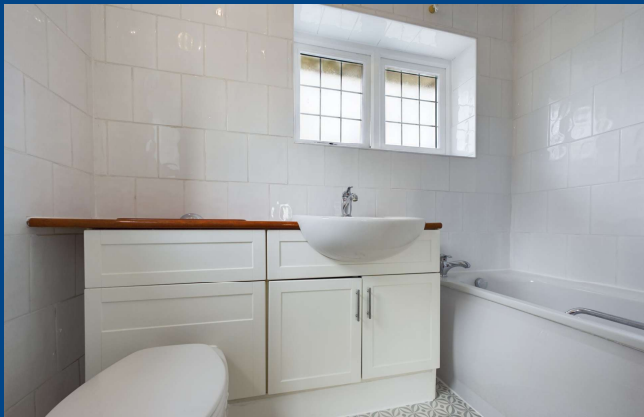
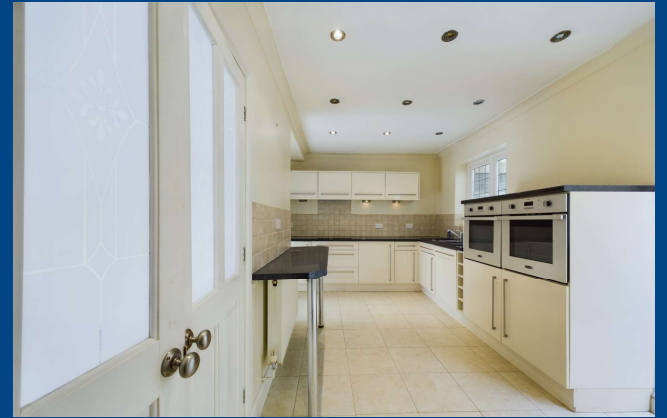


David  
Doyle

 MAYFAIR  
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21 Meadow Road,  
Hemel Hempstead,  
Hertfordshire, HP3 8AH



David Doyle are delighted to offer to the market this two double bedroom home in a sought after location, convenient for amenities, travel links and schools.

The accommodation comprises of an entrance hall with access to the living room, through to the kitchen/dining area leading to the conservatory. To the first floor is a landing providing access to both double bedrooms (with built in wardrobes to the master) and the family bathroom.

Externally, the property benefits from a private rear garden mostly laid to lawn with fenced boundaries and storage sheds, with off road parking to the front of the property. Additional benefits include gas central heating & double glazing. The property is unfurnished and is available now.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

To view this property prospective tenants are expected to earn 30 times the monthly rental figure to pass referencing. If self employed you will be required to give details of your accounts showing suitable earnings. The landlord has stipulated no pets or smokers.

Council Tax Band C

Tenure - To Let

David  
Doyle

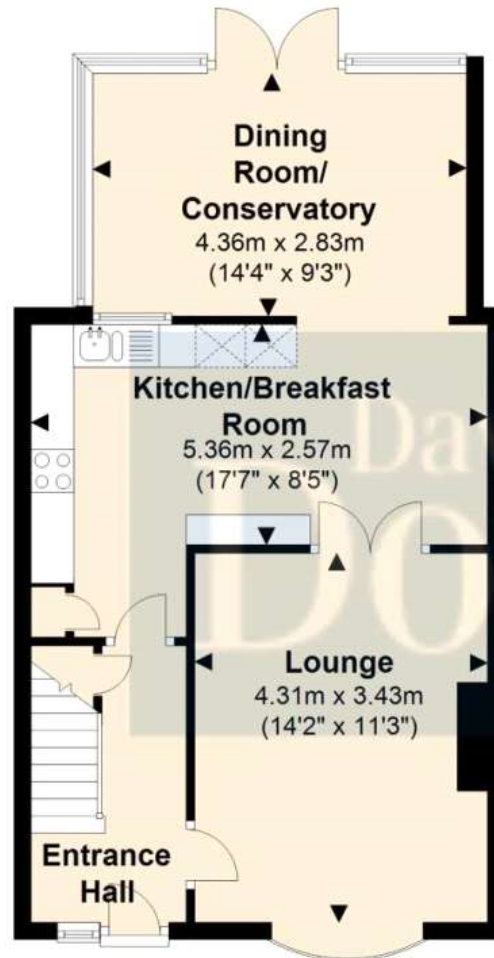
David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.

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Call **01442 248671** to arrange a viewing or register an interest

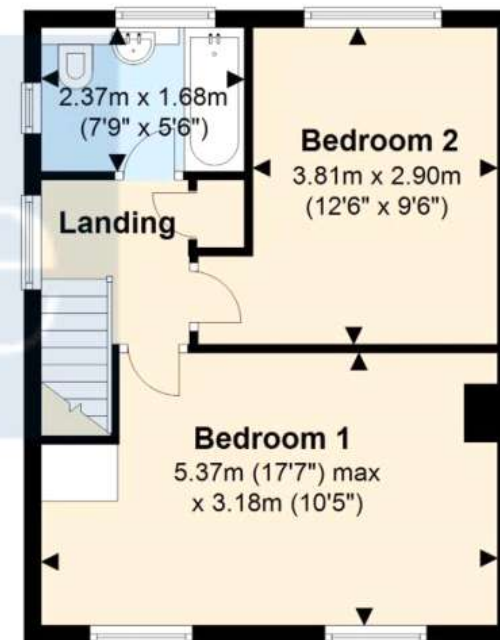
### Ground Floor

Approx. 57.8 sq. metres (622.7 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



**Total area: approx. 95.6 sq. metres (1029.5 sq. feet)**

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. **SQUARE FOOTAGE/METERAGE** when shown **INCLUDES ALL AREAS ON PLAN EXCEPT EAVES**, unless otherwise indicated.

Plan produced using PlanIt